

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: January 8, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:45 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, TODD NIGRO AND LEO DAVENPORT

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., TOM BURKHART - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, GINA VENGLASS - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, in reviewing the abeyance items, informed that with regard to Item 6 [GPA-3036], Item 7 [ZON-3037], Item 8 [SDR-3039], Item 9 [GPA-3032], Item 10 [ZON-3033] and Item 11 [SDR-3034], these items were twice held in abeyance. The applicants have requested all of the items to be tabled. In view of that request, all of the items would require re-notification. He explained that the law passed by the Legislature relative to the number of times items may be held, does not address items that are tabled or withdrawn. DEPUTY CITY BRYAN SCOTT concurred. Note: COMMISSIONER EVANS subsequently asked whether any discussion was held regarding Items 6, 7 and 8. CHAIRMAN TRUESDELL relayed staff's prior discussion related to the State's statute with regard to abeyances.

Regarding Item 19 [VAC-3409], MR. CLAPSADDLE explained that the applicant will ask that the Vacation request be fast-tracked to the 1/21/2004 City Council meeting to catch up with other applications.

With regard to Item 53 [DIR-3451], this application deals with the Cliff's Edge Development Agreement. Staff recommends this item be moved forward to be heard at the same time as Item 12 [ZON-3241]. DEPUTY CITY ATTORNEY SCOTT noted that there are several modifications that will require the applicant to work with staff but felt the issues could be addressed prior to City Council.

Item 44 [SUP-3403]: The applicant has a time constraint and will request that application be moved forward in order to meet a flight.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Briefing

MINUTES – Continued:

CONDITION CHANGES:

Item 33 [WVR-3402]: Staff recommends deletion of Condition 1 that references the Variance and the Special Use Permit and replace it with the Site Development Plan (SDR-3235).

Item 45 [SUP-3405]: Condition 3 needs to be amended to insert the term "Tier 2".

MISCELLANEOUS:

MR. CLAPSADDLE introduced TOM BURKHART who would be doing a number of presentations for tonight's meeting. He added that the Planning Department, for future meetings, plans to introduce more staff members, those responsible for preparing the staff reports, to do presentations at the Planning Commission meetings.

MR. CLAPSADDLE briefly summarized the results of the Special Joint City Council and Planning Commission meeting. He informed that to expedite matters, all abeyance requests and routine items would be collectively opened and heard and would be handled with one motion and one vote. Staff is prepared to move forward with this new arrangement at the 1/22/2004 Planning Commission meeting. He noted that the agenda would list abeyance items first although they will not be individually listed on the agenda. The process will be exactly the same as done at the City Council meeting. The items will be opened up and staff will verify that there is a letter and the entire process will not require the applicants to come forward. At that time, the Chair can inquire whether anyone wishes to speak on the abeyance of any item. MR. CLAPSADDLE added that the same agenda used by the Commission would be available to the audience. He added that if there is a need to remove any item, staff recommended the item be heard first during the Public Hearing portion of the Agenda.

MR. CLAPSADDLE also noted that the Agenda Summary Page Headers will take on a new look and will enable the audience to see exactly who the applicant is and who the owner is. He felt this would eliminate some of the confusion there has been in the past.

CHAIRMAN TRUESDELL inquired whether phone requests to hold items would be considered. MR. CLAPSADDLE replied that a letter must be on file with the applicant's statement of agreeing to all of the conditions. DEPUTY CITY ATTORNEY SCOTT added the extra copies of the letters could be submitted for the record. MR. CLAPSADDLE clarified that included with the backup are pink colored sheets that reflect everything submitted since the printing of the agenda and backup to just prior to the meeting.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Briefing

MINUTES – Continued:

ROBERT GENZER, Director of Planning and Development Department, referenced the APA National Conference Memorandum and requested staff be informed as to who planned to attend. He noted that also attached is the Attendance Policy.

MR. GENZER publicly informed that the Agenda for the 1/22/2004 Planning Commission will be quite long and therefore will commence at 5:00 p.m. Briefing will be held prior to the start of the meeting. MR. CLAPSADDLE verified that that information has been posted on both boards located at either end of the Chambers.

MEETING ADJOURNED AT 5:56 P.M.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: January 8, 2004

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, TODD NIGRO AND LEO DAVENPORT

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., TOM BURKHART - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, GINA VENGLASS - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

(6:00)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

SUBJECT:

Approval of the minutes of the December 4, 2003, Planning Commission Meeting

MOTION:

NIGRO- APPROVED - UNANIMOUS

MINUTES:

There was no discussion.

(6:03)

1-46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-3133 - CENTENNIAL PARK II - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 101-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the northwest corner of Elkhorn Road and Campbell Road (APN: 125-17-401-004), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Land Use Designation], Ward 6 (Mack).

ABEYANCE TO THE FEBRUARY 12, 2004 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 2/12/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant submitted a letter asking to hold this item in abeyance to the 2/12/2004 Planning Commission meeting in order to continue work on the design of the project.

The applicant was not present.

(6:11 – 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-3392 - CONCORDIA @ DEER SPRINGS UNIT 2 - CONCORDIA HOMES OF NEVADA, INC. - Request for a Tentative Map FOR A 73-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APN: 125-20-301-006 & 007), T-C (Town Center) Zone [ML-TC (Medium-Low Density Residential – Town Center) land use designation], Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Items 2 through 4 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 4 [TMP-3400] as her firm is under contract with Richmond American Homes

This is Final Action.

MINUTES:

NOTE: Prior to taking action on the Consent items, CHAIRMAN TRUESDELL announced once again that the 1/22/2004 Planning Commission meeting would commence at 5:00 p.m. due to the length of the agenda.

CHAIRMAN TRUESDELL stated this is a Consent item.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 2 – TMP-3392

MINUTES – Continued:

COMMISSIONER McSWAIN asked for clarification regarding restrictions on 10-foot walls versus no restrictions for 8-foot walls. GARY LEOBOLD, Planning and Development Department, explained that the Site Plan Review for this application was approved quite a while ago at the time staff was first reviewing perimeter wall height.

(6:22 – 6:25)

1-426

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0069-02), Site Development Plan Review [Z-0069-02(1)], Review of Condition (ROC-2014) and the Town Center Development Standards as applicable.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Pedestrian Access Easements shall be granted for all sidewalks not located within public rights-of-way.
7. Common Element "A" must be defined as a private drive offered as a public utility easement (P.U.E), City of Las Vegas public sewer easement and public drainage easement to be privately maintained by the Homeowner's Association.
8. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 2 – TMP-3392

CONDITIONS – Continued:

9. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Half-street construction requires appropriate overpaving if legally able.
10. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowners' association or maintenance association for all public drainage not located within existing public street right-of-way.
11. Coordinate with the Collection Systems Planning section of the Department of Public Works to determine the offsite sewer connection point prior to the submittal of construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with all recommendations from the Collection Systems Planning section.
12. The elbow intersections for the public streets internal to this site as proposed and accepted by the City Engineer on July 9, 2003 may be incorporated into the civil drawings and Final Map.
13. Site development to comply with all applicable conditions of approval for Z-0069-02 and all other subsequent site-related actions.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-3399 - WESTBAY OFFICE COMPLEX - TRIPLE NET PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF WESTBAY, LIMITED LIABILITY COMPANY
- Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 6.58 acres north of Charleston Boulevard, east of Campbell Drive (APN: 139-32-405-017, 018, and 026), R-A (Ranch Acres) and C-D (Designed Commercial) Zones under Resolution of Intent to P-R (Professional Office and Parking) and C-D (Designed Commercial) Zones, Ward 1 (Moncrief).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Items 2 through 4 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 4 [TMP-3400] as her firm is under contract with Richmond American Homes

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:22 – 6:25)

1-426

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 3 – TMP-3399

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0166-94) and Review of Condition [Z-0166-94(2)].
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. Site development to comply with all applicable conditions of approval for Z-0166-94 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-3400 - BROOKSIDE - RICHMOND AMERICAN HOMES ON BEHALF OF MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY AND M T C 118 INC. - Request for a Tentative Map FOR A 193-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 20.88 acres adjacent to the northeast corner of Rome Boulevard and Riley Street (APN: 125-20-703-001 thru 004; 125-20-701-002; 125-20-704-006), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Items 2 through 4 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 4 [TMP-3400] as her firm is under contract with Richmond American Homes

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:22 – 6:25)

1-426

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 4 – TMP-3400

CONDITIONS– Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-3137] and the Montecito Town Center Development Agreement.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Dedicate any portions of Grand Montecito Parkway not previously dedicated including a 54-foot radius on the southwest corner of Deer Springs Way and Grand Montecito Parkway. Dedicate and construct a bus stop on Grand Montecito Parkway as required by the Department of Public Works, unless specifically noted as not required in an approved Traffic Impact Analysis.
7. Private drives shall be common lots that are offered as a public utility easement (P.U.E), City of Las Vegas public sewer easement and public drainage easement to be privately maintained by the Homeowner's Association.
8. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
9. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
10. Site development to comply with all applicable conditions of approval for SDR-3137 and all other applicable site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 4 – TMP-3400

CONDITIONS– Continued:

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-3401 - TIERRA SUMMIT - UNIVEST I, LIMITED LIABILITY COMPANY -
Request for a Tentative Map FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.26 acres adjacent to the southeast corner of Hualapai Way and Shiloh School Lane (APN: 138-07-401-003 & 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

ABEYANCE TO THE MARCH 25, 2004 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 3/25/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, informed that a letter was submitted by the applicant requesting the application be held to the 3/25/2004 Planning Commission meeting. The applicant intends to revise the Tentative Map to show a Review of Condition.

The applicant was not present.

(6:12)

1-92

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - GPA-3036 - PHILLIP & DORIS WELLMAN LIVING TRUST - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (Rural Density Residential) TO: SC (Service Commercial) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – TABLED – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 6 [GPA-3036], Item 7 [ZON-3037], and Item 8 [SDR-3039].

DAVID CLAPSADDLE, Planning and Development Department, stated the applicant requested all three items be tabled. He explained that the applicant would not be required to file new applications; however, the applicant will need to pay a re-notification fee as the abutting owners will be re-notified. He briefly explained that this is the third time these applications have been held, yet the newly adopted State Law pertaining to the number of times an application may be held does not apply since the items will be tabled. CHAIRMAN TRUESDELL, understanding that these applications would be re-noticed, questioned whether there would be an obligation to hold another neighborhood meeting under the General Plan Amendment. MR. CLAPSADDLE stated that a neighborhood hearing should occur inasmuch as there is a possibility that the application could change.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 6 – GPA-3036

MINUTES – Continued:

MR. CLAPSADDLE suggested the GPA, in order to comply with the Quarterly General Plan Amendment, should be listed on the schedule.

With the tabling of these applications, COMMISSIONER McSWAIN asked if the count starts over with another three abeyances. DEPUTY CITY ATTORNEY BRYAN SCOTT recommended that if the application does come back at another time, it would be considered the third abeyance.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed Item 6 [GPA-3036], Item 7 [ZON-3037], and Item 8 [SDR-3039].

NOTE: All discussion for Item 6 [GPA-3036], Item 7 [ZON-3037], and Item 8 [SDR-3039] was held under Item 6 [GPA-3036].

(6:12 – 6:15)

1-112

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - ZON-3037 - PHILLIP & DORIS WELLMAN LIVING TRUST - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: C-1 (Limited Commercial) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – TABLED – UNANIMOUS

MINUTES:

NOTE: See Item 6 [GPA-3036] for related discussion.

(6:12 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-3039 - PHILLIP & DORIS WELLMAN LIVING TRUST - Request for a Site Development Plan Review for a 14,700 square foot two-story retail building on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – TABLED – UNANIMOUS

MINUTES:

NOTE: See Item 6 [GPA-3036] for related discussion.

(6:12 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-3032 - MABUHAY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY - Request to Amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (Rural Density Residential) TO: SC (Service Commercial) on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way (APN: 125-22-804-001), Ward 6 (Mack).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – TABLED – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 9 [GPA-3032], Item 10 [ZON-3033], and Item 11 [SDR-3034].

DAVID CLAPSADDLE, Planning and Development Department, explained that these items are similar to the previous applications that were located on the north side of Bilpar Road. The subject property is located on the south side of Bilpar Road. Staff recommended the items be tabled and in order to comply with the Quarterly General Plan Amendment, should be listed on the schedule with the stipulation that the items would be heard.

WILLIAM JAMESON, who resides on the corner of Tenaya Way and Rome Boulevard, appeared in opposition and was under the impression that the applications would come back to the Planning Commission in March. CHAIRMAN TRUESDELL explained that the items will be re-noticed and a public meeting held for the neighborhood.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 9 – GPA-3032

MINUTES – Continued:

ROBERT GENZER, Director of Planning and Development Department, added for the benefit of the general public, that next scheduled public hearing for the General Plan Amendment cycle will not occur until April, 2004 at the earliest. He noted that the applicant might choose not to come back to the Planning Commission.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed Item 9 [GPA-3032], Item 10 [ZON-3033], and Item 11 [SDR-3034].

NOTE: All discussion for Item 9 [GPA-3032], Item 10 [ZON-3033], and Item 11 [SDR-3034].

(6:15 – 6:18)

1-204

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - ZON-3033 - MABUHAY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: C-1 (Limited Commercial) on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way (APN: 125-22-804-001), Ward 6 (Mack).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – TABLED – UNANIMOUS

MINUTES:

NOTE: See Item 9 [GPA-3032] for related discussion.

(6:15 – 6:18)

1-204

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-3034 - MABUHAY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review for a 5,600 square-foot retail building on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way, (APN: 125-22-804-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – TABLED – UNANIMOUS

MINUTES:

NOTE: See Item 9 [GPA-3032] for related discussion.

(6:15 – 6:18)

1-204

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 8, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE - ZON-3241 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM:U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 90.0 acres generally located between Grand Teton Drive, Centennial Parkway, Hualapai Way and the Corporate City Limits (APN: multiple), Ward 6 (Mack).

CC: 02/04/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**NIGRO – APPROVED subject to conditions – UNANIMOUS****To be heard by the City Council on 2/4/2004.****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [ZON-3241] and Item 53 [DIR-3451].

GARY LEOBOLD, Planning and Development Department, stated that with regard to the rezoning application, this will add approximately 90 acres of PD (Planned Development) zoned land to the Cliff's Edge Master Development Plan community. He noted that 370 plus acres were rezoned with an additional 704 acres added to the plan in July 2003. There remains 50 acres not yet zoned. Staff recommended approval subject to conditions. At the request of the applicant, Conditions 1 and 2 will be modified and addressed during discussion.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 12 – ZON-3241

MINUTES – Continued:

With regard to the Development Agreement, Item 53 [DIR-3451], this document is one of three that will control future development within the community. MR. LEOBOLD added that the Master Development Plan is required for the approval of PD zoning in accordance to code. This document will provide for the phasing and regulation and maintenance of development including parks, trails, water, sanitation, flood control and transportation. The rules and responsibilities of the City and the developer will be outlined in this document as well. Staff recommended approval.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He concurred with staff's briefing related to both items.

TODD FARLOW, 240 North 19th Street, asked whether there were any concerns regarding the trails. MR. LEOBOLD replied that this Plan respects the trails alignments that are in the Trails Plan. ATTORNEY FIORENTINO stated this Development Agreement sets this development aside from other master plans. The Master Developer plans to build all of the trails according to a specified schedule.

For clarification, MR. LEOBOLD added that there is one concern related to the street section requirements that the master developer must provide in terms of arterial roadways. He noted that the concern will be addressed through a tentative map application at the 3/11/2004 Planning Commission.

CHAIRMAN TRUESDELL wanted assurance that within the 150-acre area, anything changes would have to be incorporated within the planned community. MR. LEOBOLD explained that it would depend of what occurs. He added that at the onset, the residents spoke against being surrounded by intense urban development and worked with the Master Developer to ensure the minimum lot size will be no less than 20,000 square feet within that area with a buffer of that will go around that area of homes. MR. LEOBOLD mentioned that there may still be concerns in terms of access and how the roads will be patterned to serve their development. ATTORNEY FIORENTINO concurred and offered additional information relative to the design guideline requirements.

COMMISSIONER McSWAIN questioned the setbacks for the smaller properties. ATTORNEY FIORENTINO affirmed that the Planning Commission and the City Council approved the design guidelines approximately nine months ago. In the interim, most of the changes that have occurred were to comply with the conditions imposed on the approval. DEPUTY CITY ATTORNEY SCOTT noted that there are modifications that will require the applicant to work with staff but felt the issues could be addressed prior to City Council.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 12 – ZON-3241

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [ZON-3241] and Item 53 [DIR-3451].

NOTE: All discussion for Item 12 [ZON-3241] and Item 53 [DIR-3451] was held under Item 12 [ZON-3241].

(6:25 – 6:37)

1-512

CONDITIONS:

Planning and Development

1. Site Development Plan Review applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Final revisions to the approved Cliff's Edge Master Development Plan and Design Guidelines documents to address a number of minor issues throughout the plan as discussed and agreed to by the master developer and the Planning and Development Department, through MOD-3189.

Public Works

3. Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.
4. Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 12 – ZON-3241

CONDITIONS – Continued:

5. The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.
6. A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional public sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 12 – ZON-3241

CONDITIONS – Continued:

7. A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. Compliance with the recommendations of the approved Traffic Impact Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
8. A Master Drainage Plan and Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The Master Developer of this site shall be responsible to construct such drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 12 – ZON-3241

CONDITIONS – Continued:

9. Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.
10. Homeowners' Associations or other private maintenance organizations shall be established to maintain all multi-use trails, perimeter walls, landscaping, and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. The final design and conditions for each section within this development shall be determined at the time of approval of site specific actions associated to each site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - VAR-3322 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 2.03 ACRES OF OPEN SPACE WHERE 4.26 ACRES ARE REQUIRED on 24.3 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone [MLA-TC (Medium-Low Attached Residential – Town Center) Land Use Designation], Ward 6 (Mack).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - DENIED – UNANIMOUS

To be heard by the City Council on 2/4/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 13 [VAR-3322] and Item 14 [SDR-3320].

TOM BURKHART, Planning and Development Department, explained that the Variance Request was previously held in abeyance due to a modification of the Site Development Plan that reduced the number of lots to 258. This reduction made it necessary to do a re-notification. Despite the lot reduction, the development still does not meet the open space requirements of the Town Center Development Standards. He emphasized that the open space requirements must be met as the developer plans to provide private streets.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 13 – VAR-3322

MINUTES – Continued:

With regards to the Site Development Plan, MR. BURKHART described the layout of the project. The lack of usable internal open space creates an imbalance due to the small lot sizes and minimal setback requirements. Staff recommended denial.

Appearing on behalf of the applicant were ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, and GREG BORGEL. Using the overhead, she indicated the proposed project and the surrounding developments. ATTORNEY LAZOVICH pointed out the multi-use trail required by Town Center Standards. Upon access, there is a drainage channel that runs through the middle of the site currently being utilized as open space. ATTORNEY LAZOVICH noted that the applicant was advised that the area is not included in the open space calculations. To justify utilizing the drainage easement as part of the open space, MR. BORGEL illustrated pictures of another development that utilized the drainage easement and the similarity to the subject project. Being a gated community, the developer proposes a pedestrian access gate to Rancho Drive to access the multi-use trail running adjacent to the proposed project. ATTORNEY LAZOVICH indicated internal areas that will encompass pocket-type parks. She briefly described the landscaping elements for the back and frontage areas of each lot.

TODD FARLOW, 240 North 19th Street, felt using the drainage channel was a workable idea.

MR. BURKHART, addressing the trails, referred to the comment regarding access from the internal residential lots to the existing perimeter trails system.

COMMISSIONER NIGRO asked if staff has arrived at a resolution in regards to the parks and open space contributions. MR. CLAPSADDLE stated the review is ongoing with details to be worked out. Staff is also looking at the issue of a small lot ordinance, taking into consideration other jurisdictions throughout the Valley. He added that Planning Staff is working with the Public Works Department to establish a revised figure that would truly reflect the actual cost of transferring private open space to a public venue. COMMISSIONER NIGRO asked if an in-lieu contribution would be specifically for the benefit of the residents that are in the area where an open-space variance exists. MR. CLAPSADDLE stated that is indeed the intent.

Moving on to the channel easement, COMMISSIONER NIGRO felt the applicant is trying to provide an innovative use to meet the open space requirement. MR. CLAPSADDLE confirmed that City Code does not permit utilizing a drainage easement to satisfy open space.

COMMISSIONER McSWAIN concurred with COMMISSIONER NIGRO. She questioned staff regarding the small lot ordinance. MR. CLAPSADDLE replied it would be in regard to open space, development standards, and density tied to minimum amount of open space.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 13 – VAR-3322

MINUTES – Continued:

MR. CLAPSADDLE emphasized that as a result of much research, it was determined that a fair exchange for design flexibility and not being required to have a minimum lot size or minimum standard setbacks, developers would provide innovation in their designs. COMMISSIONER McSWAIN was disappointed that the end result would be opposition to specific standards on smaller lots.

CHAIRMAN TRUESDELL felt the proposed development could be more creative. He expressed appreciation for the developer's intent to create pedestrian connections to the existing perimeter trails. Looking at the site plan, he felt a few lots could be eliminated in order to provide additional open space. COMMISSIONER McSWAIN was agreeable with transforming a number of lots into open space. Further discussion addressed eliminating more lots but resulted in a determination that the developer would be shy upwards of 30 lots. COMMISSIONER EVANS stated he was comfortable with removing some of the lots and despite not being allowed by code, he agreed that using the drainage channel easement was an innovative and creative endeavor. DEPUTY CITY ATTORNEY BRYAN SCOTT interjected and noted that approval of the drainage channel easement to satisfy open space could be construed as precedent setting and would require careful consideration.

GINA VENGLASS, Public Works Department, stated that although the applicant submitted a drainage study, staff has not had the opportunity to review it. She added the velocity determines the proper alignment of the drainage channel properly and therefore it is necessary to review the drainage study to make a determination as to how useable this space would or would not be. MR. CLAPSADDLE commented that that is the reason the Code does not allow drainage easements to be used for open space. COMMISSIONER NIGRO stated that he could support at a minimum, an open space variance, if the drainage channel area turned out to be useable.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 13 [VAR-3322] and Item 14 [SDR-3320].

NOTE: All discussion for Item 13 [VAR-3322] and Item 14 [SDR-3320] was held under Item 13 [VAR-3322].

(6:37 – 7:09)

1-2154

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-3320 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 258-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 24.3 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone [MLA-TC (Medium-Low Attached Residential – Town Center) Land Use Designation], Ward 6 (Mack).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - DENIED – UNANIMOUS

To be heard by the City Council on 2/4/2004.

MINUTES:

NOTE: See Item 13 [VAR-3322] for related discussion.

(6:37 – 7:09)

1-2154

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-3179 - TSEGEHANNA HABTEMICAEL ON BEHALF OF MARION BENNETT - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION AND A WAIVER OF THE MINIMUM 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM EXISTING CHURCHES at 632 "H" Street (APN: 139-27-310-067), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 02/04/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter requesting Withdrawal Without Prejudice from Moran & Associates.

MOTION:

NIGRO – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated just prior to the meeting, staff received a letter from Moran & Associates on behalf of the applicant, requesting the Special Use Permit be Withdrawn Without Prejudice.

ATTORNEY SCOTT HOPER, Moran & Associates, 630 South 4th Street, explained that the Withdrawal Request is the result of discussion with COUNCILMAN LAWRENCE WEEKLY'S office.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 15 – SUP-3179

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:18 – 6:19)

1-296

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 8, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE - SDR-2997 - UNION LAND & DEVELOPMENT ON BEHALF OF HAROLD-RIYOKO LIVING TRUST - Request for a Site Development Plan Review for a 6,500 square foot general retail building and a reduction of the front yard setback to allow 10 feet where 20 feet is the minimum required, a reduction in the side yard setback to allow 5 feet where 10 feet is the minimum required, and a reduction in the required amount of perimeter landscaping on 0.44 acres adjacent to the east side of Decatur Boulevard, approximately 275 feet south of Lake Mead Boulevard (APN: 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

ABEYANCE TO THE FEBRUARY 12, 2004 PLANNING COMMISSION MEETING**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 2/12/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated a letter from the applicant requesting this application be held in abeyance to the 2/12/2004 Planning Commission meeting is on file. The abeyance will enable the applicant to work on redesign issues.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:19 - 6:20)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SDR-3263 - PLANE REALTY CORPORATION - Request for a Site Development Plan Review and a Waiver of The Las Vegas Downtown Centennial Plan Development Standards FOR A PROPOSED 3,125 SQUARE-FOOT WEDDING CHAPEL AND SERVICE BUILDING on 0.16 acres adjacent to the northeast corner of 3rd Street and Bonneville Avenue (APN: 139-34-311-094), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions with the deletion of Condition 12 – **UNANIMOUS** with **TRUESDELL** abstaining as the applicant is a tenant of a building his firm manages.

To be heard by the City Council on 2/4/2004

NOTE: ROBERT GENZER, Director of Planning and Development Department, disclosed that property owned by his wife and mother-in-law is located within the notification area, therefore he has had no involvement in the staff recommendation.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 17 – SDR-3263

MINUTES – Continued:

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that wedding chapels along the Las Vegas Strip are part of the reason for the Scenic Byways Designation of the Las Vegas Boulevard area. Staff determined that although the subject location is appropriate for a wedding chapel, there are a number of design concerns, i.e. landscaping, parking, setbacks, access, elevation improvements, etc. that require close examination by the Planning Commission. She added that staff has conferred with the applicant relative to these concerns; however the applicant indicated preference to move forward without any changes. MS. WHEELER enumerated several conditions and noted that they pertain to the issues that require resolution.

GENE WEISKOPFF, 3218 Willymakers Court, appeared on behalf of the applicant and concurred with staff's recommendations; however, he noted that the applicant requested the waiver of some of the conditions. MS. WHEELER explained that the waiver is a part of the application. Specifically addressing the parking and setbacks, as allowed by the Downtown Centennial Plan, staff agrees the waiver is acceptable. With regard to the landscaping, streetscapes, utilities and loading, staff conditioned those items within the recommendations for approval.

No one appeared in opposition

There was no further discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(7:09 – 7:17)

1-2154

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Written justification shall be submitted for City Council approval demonstrating economic hardship to develop property at less than 1.5 FAR.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 17 – SDR-3263

CONDITIONS – Continued:

4. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to illustrate sidewalk surface treatments, including the adjacent alley entrance, to provide a sufficient number of shade trees along the Bonneville Avenue frontage of the site, and to reflect the use of perimeter fencing that all meet the standards of the Downtown Centennial Plan.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
7. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. A parking and traffic analysis prepared by a licensed traffic engineer shall be submitted to the Planning and Development Department for review and approval.
11. Handicap parking facilities shall comply with the requirements of Title 19.10 and the 1997 Uniform Building Code, Chapter 11, whichever is the more restrictive.
12. Loading and trash enclosure facilities shall be provided in accordance with Title 19.10.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 17 – SDR-3263

CONDITIONS – Continued:

13. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location. Utilities and power service lines shall be located underground. To the extent possible, relocation of utilities from alleys (above ground) to streets (below ground) shall be undertaken adjacent to the development.
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets in accordance with the requirements of Title 19.08.
15. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
17. Any property line wall shall meet the perimeter fence requirements of the Downtown Centennial Plan.
18. A fully operational fire protection system, including fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
19. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

20. Dedicate a 10-foot radius on the northeast corner of 3rd Street and Bonneville Avenue prior to the issuance of any permits, coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.
21. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Downtown Centennial Plan Development Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 17 – SDR-3263

CONDITIONS – Continued:

22. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any new or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

24. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
25. Landscape and maintain all unimproved right-of-way on 3^d Street and Bonneville Avenue adjacent to this site.
26. Submit an Encroachment Agreement for all private improvements located in the 3^d Street and Bonneville Avenue public right-of-way adjacent to this site prior to occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 8, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE - SNC-3099 - PARADISE DEVELOPMENT - Request for a Street Name Change and a Waiver of City of Las Vegas Street Naming and Address Assignment Regulations to allow different primary street names assigned to the same alignment and to allow the use of the suffix "Parkway" for a street that is less than 80 feet in width FROM: F Street TO: City Parkway, for the portion of F Street south of the US 95 Right-of-Way southerly to Grand Central Parkway, Ward 5 (Weekly).

SET DATE: 01/21/04 C.C. 02/04/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with **NIGRO** abstaining has his father has an investment relationship with Mr. Molasky and **McSWAIN** abstaining as her firm has a business relationship with the Molasky Family

To be heard by the City Council on 2/4/2004.**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

TOM BURKHART, Planning and Development Department, explained the criteria for street name changes. He noted that this section of F Street, proposed for the street name change, does connect to existing right-of-way at Grand Central Parkway; therefore, the proposal does not meet Ordinance requirements. He added that the Fire Services Department recommended denial of the name change for several reasons but specifically felt that the name City, used as a primary street name, would be confused with a general area description rather than an actual street name.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 18 – SNC-3099

MINUTES – Continued:

In conclusion, MR. BURKHART stated that a condition has been included if approved, to carry the street name change up to the Bonanza Road intersection in order to avoid having a street name change occur at a mid-block location.

SUZANNE SANDERS, 3111 South Maryland Parkway, appeared on behalf of the applicant. She provided additional information related to the section of F Street that is still a private drive, stating that that particular portion belongs to Union Pacific Railroad and they have not been able to obtain release due to a loan obligation in order to dedicate it to the City. She affirmed that portion has been utilized as a public roadway for years. She stated she would be willing to accept an additional condition directing her to coordinate the process with Union Pacific Railroad to obtain the appropriate documentation required. She concluded that the long-term goal is to focus on City Parkway as the actual monument on the freeway to attract travelers to this new section of the City.

Responding to COMMISSIONER GOYNES' question, MS. SANDERS clarified the exact configuration. COMMISSIONER EVANS, noting the reference to public services, asked for further clarification. MR. BURKHART informed that the Fire Communications Department, the department responsible for the approval of all street names within the City, was contacted to ensure that all ordinance requirements are met. They were most concerned that the primary street name would mistakenly be used as a generic term, the Parkway and the City, rather than recognizing it as a legitimate street name. MS. SANDERS stated that she understood from a source within Fire Services, that those concerns were expressed as personal comments. MR. GENZER concurred with MS. SANDERS' statements noting that one of the components of ensuring the success of the 61 acres is realignment to provide adequate access into the property.

COMMISSIONER EVANS questioned whether any property owners have voiced opposition to the realignment. MS. SANDERS replied there are none. COMMISSIONER EVANS stated he would support this application.

COMMISSIONER GOYNES agreed with the proposed street name change and moved for approval. Prior to the vote, CHAIRMAN TRUESDELL noted that any signage obligations would be the responsibility of the applicant. MS. SANDERS agreed.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:17 – 7:30)

1-2509

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 18 – SNC-3099

CONDITIONS:

Planning and Development

1. The segment of F Street renamed to City Parkway shall extend from the northern right-of-way line of Grand Central Parkway northerly to the southern right-of-way line of Bonanza Road.
2. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - VAC-3409 - SOHO LOFTS, LIMITED LIABILITY COMPANY ON BEHALF OF THE SMITH-ENGLAND TRUST, ET AL - Petition to Vacate the south six feet of Hoover Avenue, between Las Vegas Boulevard and 4th Street; and a 20 foot public sewer easement generally located south of Hoover Avenue, between Las Vegas Boulevard and 4th Street, Ward 5 (Weekly).

SET DATE: 01/07/04 C.C. 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – Motion carried with McSWAIN and NIGRO not voting.

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

TOM BURKHART, Planning and Development Department, explained that a modification was made to the Vacation Request to include the public sewer easement. Relocation of the public sewer is necessitated due to redesign of the site. The Vacation Request is appropriate and staff recommended approval subject to conditions.

SAM CHERRY, SOHO Lofts, 1351 West Warm Spring Road, concurred with staff recommendations and conditions.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 19 – VAC-3409

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:30 – 7:33)

1-3192

CONDITIONS:

1. This vacation shall include the southerly most 6-feet of Hoover Avenue between the east right-of-way line along 4th Street and the west right-of-way line along Las Vegas Boulevard, excepting appropriate radius corners.
2. A sanitary sewer relocation/abandonment plan must be submitted and approved by the Department of Public Works prior to the recordation of the Order of Vacation; alternatively appropriate public sewer easements shall be retained in line with the previously vacated alley between 4th Street and Las Vegas Boulevard.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 19 – VAC-3409

CONDITIONS – Continued:

7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3370 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: PF (Public Facilities) TO: SC (Service Commercial) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN: 139-25-405-005 and a portion of 139-25-405-007), Ward 3 (Reese).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED – UNANIMOUS

To be heard by the City Council on 2/4/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 20 [GPA-3370], Item 21 [ZON-3371], and Item 22 [SDR-3372].

GARY LEOBOLD, Planning and Development Department, explained that a one-acre panhandle, located on the northwest corner of the site will contain the auto-oriented portion of the application. Staff determined all requests are appropriate and recommended approval subject to conditions.

SAM HAMIKA, the applicant, 790 North Eastern Avenue, and TOM O'NEILL, 2160 West Charleston, agreed to staff conditions.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 20 – GPA-3370

MINUTES – Continued:

GANELL JERRARD, 3051 East Bonanza Road, appeared in opposition to the proposed project not knowing exactly what the applicant proposes for the site.

CHAIRMAN TRUESDELL asked if a convenience store is part of this application. MR. LEOBOLD stated everything is identified as retail. With regard to no access to Manning, MR. LEOBOLD clarified that it does not exist as a physical street and a portion of it is privately owned. Consequently, the applicant will be required to acquire that portion and make it into a public street. Staff recommended reconfiguration of the site plan to address the entrance requirement. ROBERT GENZER, Director of Planning and Development Department, informed that the expansion of the Animal Shelter to the north was recently approved at City Council and Manning was not shown as a street nor will it ever be. DAVID ROARK, Public Works Department, explained that the Housing Authority has owned Manning since 1991 and cannot be used as an entrance to the subject property.

COMMISSIONER EVANS referred to the auto-related use and the requirement for a special use permit. MR. LEOBOLD stated that certain types of auto-related uses under the code require a special use permit. If the applicant proposes any of those special uses, he would be required to go through the process to obtain a use permit.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 20 [GPA-3370], Item 21 [ZON-3371], and Item 22 [SDR-3372].

NOTE: All discussion for Item 20 [GPA-3370], Item 21 [ZON-3371], and Item 22 [SDR-3372] was held under Item 20 [GPA-3370]

(7:33 – 7:43)

1-3312/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-3371 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (Civic) TO: C-1 (Limited Commercial) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN: 139-25-405-005 and a portion of 139-25-405-007), Ward 3 (Reese).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 2/4/2004.

MINUTES:

NOTE: See Item 20 [GPA-3370] for related discussion.

(7:33 – 7:43)

1-3312/2-1

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3370) to a SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 21 – ZON-3371

CONDITIONS - Continued:

3. A Site Development Plan Review application (SDR-3372) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. A Parcel Map to establish property boundaries as proposed, shall be recorded prior to the issuance of any permits for this site.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 21 – ZON-3371

CONDITIONS - Continued:

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3372 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS - Request for a Site Development Plan Review and Waivers TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; TWO LOADING ZONES WHERE THREE ARE REQUIRED; AND A 10-FOOT WIDE LOADING ZONE WHERE 15 FEET IS REQUIRED FOR A PROPOSED 43,349 SQUARE FOOT RETAIL CENTER AND 8,995 SQUARE FOOT AUTO SERVICE BUILDING on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN: 139-25-405-005 and a portion of 139-25-405-007), C-V (Civic) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 2/4/2004.

MINUTES:

NOTE: See Item 20 [GPA-3370] for related discussion.

(7:33 – 7:43)

1-3312/2-1

PLANNING COMMISSION MEETING OF JANUARY 8, 2004

Planning and Development Department

Item 22 – SDR-3372

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3370) to a SC (Service Commercial) land use designation and a Rezoning (ZON-3371) from a C-V (Civic) zone to a C-1 (Limited Commercial) zone approved by the City Council.
2. Eight additional trees shall be placed within planter islands within the parking lot immediately to the south of the auto-service related facility.
3. The applicant shall be required to obtain approval of Special Use Permits for any auto-repair related uses or auto body repair uses, where these uses require such permits pursuant to Title 19, prior to issuance of any business licenses for such uses.
4. All development shall be in conformance with the Site Development plan except as amended by Conditions 1 and 12.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
8. All City Code requirements and design standards of all City departments must be satisfied.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
11. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 22 – SDR-3372

CONDITIONS - Continued:

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.

Public Works

13. This site plan shall be revised to eliminate the proposed Manning Street; no public street exists along this alignment. The proposed access to the private roadway along the Manning Street alignment must be allowed by the property owner to the west (currently the Las Vegas Housing Authority) in writing with a recorded perpetual access agreement, prior to the submittal of construction drawings for this site. If such approval cannot be obtained, the site plan must be revised to eliminate the proposed access.
14. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3371 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

GPA-3382 - C & C INVESTMENT COMPANY - Request to Amend portions of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) and M (Medium Density Residential) TO: LI/R (Light Industry/Research) on 2.70 acres located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), Ward 3 (Reese).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED adding the following condition:

- *Removal of the public utility easement connecting the main portion of this site to Johnson Avenue. This portion of the request will remain M (Medium Density Residential).*

– UNANIMOUS

To be heard by the City Council on 2/4/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 23 [GPA-3382], Item 24 [ZON-3383], Item 25 [SUP-3385], and Item 26 [SDR-3384].

GARY LEOBOLD, Planning and Development Department, stated that because of the complexity of this application, staff has had to look at various alternatives in order to reach an amicable solution. In an area predominately surrounded by multi-family residential, staff determined that creating LI/R (Light Industry/Research) General Plan parcel and a C-M, (Industrial/Commercial) parcel would be an appropriate remedy.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 23 – GPA-3382

MINUTES – Continued:

MR. LEOBOLD explained that the applicant proposes to add a building on the existing site that had previously been used as a warehouse. The added structure will give the applicant additional floor space and at the same time utilize the area behind the building for a stage. He stated that the portions currently designated SC (Service Commercial) and M (Medium Density Residential) will be consolidated and re-designated LI/R (Light Industry/Research).

With regard to the special use permit, in the C-M (Commercial/Industrial) Zone, outside storage is limited to five percent and is a conditional use in that zone. If any conditions are not met, a special use permit is required. He further explained that the existing six-foot wall will be raised to eight feet to provide additional buffering around the site. With regard to the site plan, the applicant proposes a warehouse/distribution center that will consist of two buildings. Due to existing circumstances, there are a number of waivers that are required. MR. LEOBOLD noted the landscaping and parking deficiencies. Staff recommended approval subject to conditions.

DICK BONAR, 3505 East Charleston Boulevard, appeared on behalf of the applicant. He agreed with MR. LEOBOLD'S presentation and confirmed the applicant's desire to add an additional building to expand their existing business. With the applicant's request to staff to allow a masonry wall along the south portion of the site to provide additional buffering between the subject property and passersby, MR. BONAR concurred with staff recommendations and conditions.

TODD FARLOW, 240 North 19th Street, stated that because of an existing slope on the west end of the property, he wondered whether a land-lock situation might develop along the site of the Welfare lot. MR. BONAR replied that Public Works Department requested the applicant remove any curb cuts. He noted that the applicant has no plans at present for using that property.

CHARIMAN TRUESDELL asked if the use is non-conforming and therefore the GPA is necessitated. MR. LEOBOLD replied affirmatively and noted that the changes to the General Plan and the Zoning will correct that. MR. LEOBOLD also stated Condition 10 of the Site Development Review should be modified to specify the surrounding wall will be eight-feet.

JOHN COOLIDGE, the applicant, 3505 East Charleston Boulevard, clarified the access gate is used by both the telephone and the power company.

With regard to the traffic study, CHAIRMAN TRUESDELL stated that severe pedestrian issues exist. He also recommended deletion of the public utility easement that goes out to Johnson Avenue.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 23 – GPA-3382

MINUTES – Continued:

COMMISSIONER McSWAIN expressed concern that while the applicant is expanding an existing warehouse use, there are other uses that could go in there because it is designated light industrial. MR. LEOBOLD stated that this site has a long-standing history and appears to be compatible with the area. He noted that the staff is comfortable with the C-M designation as a means of controlling the uses. MR. CLAPSADDLE added that the Commission might want to modify the condition relative to conformance with the site plan and building elevations and suggested requiring any significant design changes be subject to approval of a new site development plan application.

Regarding the extension of the block wall height, GINA VENGLASS, Public Works Department, confirmed that with regard to the traffic study, the applicant is allowed an alternative option that would not affect the block wall. However, with reference to the drainage condition, the drainage study is required prior to obtaining permits.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 23 [GPA-3382], Item 24 [ZON-3383], Item 25 [SUP-3385], and Item 26 [SDR-3384].

NOTE: All discussion for Item 23 [GPA-3382], Item 24 [ZON-3383], Item 25 [SUP-3385], and Item 26 [SDR-3384] was held under Item 23 [GPA-3382].

(7:43 – 8:08)

2-146

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-3383 - C & C INVESTMENT COMPANY - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential), R-1 (Single-Family Residential), and C-1 (Limited Commercial) TO: C-M (Commercial/Industrial) on 2.7 acres located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), Ward 3 (Reese).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN– APPROVED subject to conditions and adding the following condition:

- *Removal of the public utility easement connecting the main portion of this site to Johnson Avenue. This portion of the request will remain M (Medium Density Residential)*

- UNANIMOUS

To be heard by the City Council on 2/24/2004.

MINUTES:

NOTE: See Item 23 [GPA-3382] for related discussion.

(7:43 – 8:08)

PLANNING COMMISSION MEETING OF JANUARY 8, 2004

Planning and Development Department

Item 24 – ZON-3383

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3382) to a LI/R (Light Industrial/ Research) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application (SDR-3384) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. A Parcel Map to establish property boundaries as proposed, shall be recorded prior to the issuance of any permits for this site.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004

Planning and Development Department

Item 24 – ZON-3383

CONDITIONS - Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3385 - C & C INVESTMENT COMPANY - Request for a Special Use Permit FOR 40 PERCENT OF THE LOT AREA CONTAINING THE PRINCIPAL USE TO BE USED FOR OUTSIDE STORAGE WHERE FIVE PERCENT IS THE MAXIMUM PERMITTED on property located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), R-2 (Medium-Low Density Residential), R-1 (Single-Family Residential), and C-1 (Limited Commercial) Zones [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 3 (Reese).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 2/24/2004.

MINUTES:

NOTE: See Item 23 [GPA-3382] for related discussion.

(7:43 – 8:08)

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 25 – SUP-3385

CONDITIONS:

Planning and Development

1. Outside storage is not permitted within required setback or buffer areas.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Approval and conformance to the Conditions of Approval Site Development Plan Review (SDR-3384).
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3384 - C & C INVESTMENT COMPANY - Request for a Site Development Plan Review and a Reduction in the size and amount of required perimeter landscaping FOR A PROPOSED 24,700 SQUARE-FOOT WAREHOUSE/DISTRIBUTION CENTER CONSISTING OF TWO BUILDINGS on 2.70 acres located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), R-2 (Medium-Low Density Residential), R-1 (Single-Family Residential), and C-1 (Limited Commercial) Zones [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 3 (Reese).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN– APPROVED subject to conditions and amending Condition 2 as follows:

2. All development shall be in conformance with the site plan and building elevations, except as amended by **conditions** herein, including modification of the submitted site plan to remove direct access to Charleston Boulevard through a portion of the property identified as not a part of this application. *Any significant change to the design of this proposed development will require approval through a new Site Development Plan Review application.*

And amending Condition 10 as follows:

10. Any property line wall shall be *an eight-foot* block wall, with at least 20 percent contrasting **materials**. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

– UNANIMOUS

To be heard by the City Council on 2/24/2004.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 26 – SDR-3384

MINUTES:

NOTE: See Item 23 [GPA-3382] for related discussion.

(7:43 – 8:08)

2-146

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including modification of the submitted site plan to remove direct access to Charleston Boulevard through a portion of the property identified as not a part of this application.
3. Prior to the issuance of building permits, a sign plan depicting the proposed freestanding sign must be submitted to the Planning and Development Department showing that the sign is in conformance with the provisions of Title 19. If the applicant wishes to request a sign that is not in conformance with Title 19, a Variance application will be required.
4. The wall height proposed for the rear of the property must be shown to be no greater than eight feet prior to the issuance of any building permits.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 26 – SDR-3384

CONDITIONS - Continued:

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Site development to comply with all applicable conditions of approval for ZON-3383 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 8, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GPA-3532 - CITY OF LAS VEGAS - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: PF (Public Facilities) on 1.14 acres at 2824 East Charleston Boulevard (APN: 139-36-402-011), Ward 3 (Reese).

CC: 02/04/04**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting**☐**APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting**☐**RECOMMENDATION:**

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**EVANS – APPROVED – UNANIMOUS****To be heard by the City Council on 2/4/2004.****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 27 [GPA-3532], Item 28 [ZON-3533], and Item 29 [SDR-3534].

GARY LEOBOLD, Planning and Development Department, summarized all three applications and stated they are appropriate and meet all spacing and urban design guidelines and standards. Staff recommended approval subject to conditions.

DAVID ROARK, Public Works Department, explained that the location was previously an old fire station that was closed down and replaced with the traffic repair shop. The City plans to demolish the existing building and construct a new one. MR. ROARK agreed to staff recommendations and conditions.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 27 – GPA-3532

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 27 [GPA-3532], Item 28 [ZON-3533], and Item 29 [SDR-3534].

NOTE: All discussion for Item 27 [GPA-3532], Item 28 [ZON-3533], and Item 29 [SDR-3534] was held under Item 27 [GPA-3532].

(8:08 – 8:10)

2-919

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-3533 - CITY OF LAS VEGAS - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-V (Civic) on 1.14 acres at 2824 East Charleston Boulevard (APN: 139-36-402-011), Ward 3 (Reese).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS- APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 2/4/2004.

MINUTES:

NOTE: See Item 27 [GPA-3532] for related discussion.

(8:08 – 8:10)

2-919

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3532) to a PF (Public Facilities) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004

Planning and Development Department

Item 28 – ZON-3533

CONDITIONS – Continued:

3. A Site Development Plan Review application (SDR-3534) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3534 - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 9,260 SQUARE-FOOT TRAFFIC SIGNAL REPAIR FACILITY on 1.14 acres at 2824 East Charleston Boulevard (APN: 139-36-402-011), C-1 (Limited Commercial) Zone [PROPOSED: C-V (Civic) Zone], Ward 3 (Reese).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS- APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 2/4/2004.

MINUTES:

NOTE: See Item 27 [GPA-3532] for related discussion.

(8:08 – 8:10)

2-919

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-3533) to a C-V (Civic) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 29 – SDR-3534

CONDITIONS – Continued:

3. The setbacks, building height and lot coverage standards shown on the site plan shall be enforced at the time of building permit.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect 24-inch box trees spaced twenty feet on center on alternating sides of the eight-foot tall block wall. All landscape materials and spacing shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 29 – SDR-3534

CONDITIONS – Continued:

12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or revised driveways should be designed, located and constructed in accordance with Standard Drawing #222A.
14. Site development to comply with all applicable conditions of approval for ZON-3533 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 8, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VAR-3356 - GEORGE WALKER ON BEHALF OF ZEPHYRENE C. AND CYNTHIA P. VILLALUZ - Request for a Variance TO ALLOW A SIX-FOOT EIGHT-INCH SOLID WALL IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED on 2.02 acres at 8171 West Oakey Boulevard (APN: 163-04-701-001), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION (Unless appealed within 10 days)**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**McSWAIN – APPROVED subject to conditions – UNANIMOUS****This is Final Action.****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated staff determined there were two wall height variances approved in the vicinity of the subject site. He clarified the variance requirements including Title 19 hardship factors and application requirements and stated this site does not warrant the recommendation of approval.

QUINN BOSAC, 8670 West Spring Mountain, appeared on behalf of the applicant. He stated the applicant will submit the landscape plan as requested. Reviewing other properties in the area, he indicated his client is the only one that will put in 12 feet buffering along the perimeter in addition to the sidewalk.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 30 – VAR-3356

MINUTES – Continued:

MR. BOSAC stated the applicant plans to match the height of the adjacent neighbor.

COMMISSIONER McSWAIN stated the applicant is making a positive contribution to beautifying that section of Oakey Boulevard.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:10 – 8:14)

2-1034

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All new property line walls shall be constructed of decorative block, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
3. A landscaping plan shall be reviewed and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the planter area between the proposed block walls and the right-of-ways of Oakey Boulevard and Cimarron Road.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 30 – VAR-3356

CONDITIONS – Continued:

Public Works

5. The proposed access gates shall be set back a minimum of 18 feet to allow a vehicle to pull completely out of the public street right-of-way to operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way or impede the allowance of a vehicle to pull completely out of the public street right-of-way during gate operation.
6. Meet with the Traffic Engineering Representative in Land Development to assure that sight visibility is maintained adjacent to this property and at the drives, by the installation of this proposed wall, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAR-3390 - WILLIAM AND MADALYNE GRAVES - Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE 10 FEET IS ALLOWED AND TO ALLOW THE BACKING OF A MOTOR VEHICLE ONTO A PUBLIC STREET FROM A PARKING AREA EXCEEDING TWO SPACES PER DWELLING UNIT FOR A PROPOSED 1,554 SQUARE-FOOT GARAGE ADDITION on 0.49 acres on property located at 2270 Shaw Circle (APN: 163-03-802-007), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the applicant has requested the application be Withdrawn Without Prejudice. There is a letter on file.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public closed.

(6:20 – 6:21)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 8, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

WVR-3397 - ROBERT DAVIS HOMES ON BEHALF OF ROBERT AND CATHERINE DAVIS - Request for a Waiver of Title 18.12.160 TO ALLOW A 188-FOOT SEPARATION DISTANCE BETWEEN INTERSECTIONS, WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, for a proposed subdivision adjacent to the southeast corner of Leon Avenue and Whispering Sands Drive (APN: 125-13-203-008), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Mack).

CC: 02/04/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with Robert Davis Homes

To be heard by the City Council on 2/4/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the development consists of only six lots with the entrance coming out onto Whispering Sands Drive. The site configuration, the small number of lots and low traffic volume contribute to staff's finding that the reduced separation distance is acceptable. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 32 – WVR-3397

MINUTES – Continued:

DAVID MORAN, Southwest Engineering, 3610 North Rancho Drive, appeared on behalf of the applicant. He concurred with staff recommendations and conditions.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:14 – 8:18)

2-1176

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2411), Variance (VAR-2413) and Special Use Permit (SUP-2414).
2. All City Code Requirements and all City Departments design standards shall be met.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

WVR-3402 - SF INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Waiver of Title 18.12.160 TO ALLOW A 180-FOOT SEPARATION DISTANCE BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE on 10.00 acres adjacent to the northeast, northwest and southeast corners of Peak Drive and Maverick Street (APN: 138-14-601-029, 030; 138-14-602-021, 138-14-701-001, and 002) R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and amending Condition 1 as follows:

1. Approval of and conformance to the Conditions of Approval for **Site Development Plan Review (SDR-3235)**.

– UNANIMOUS

To be heard by the City Council on 2/4/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this is a cleanup item as a result of the Commission's previous approval. He recommended modifying Condition 1 to delete reference to the Variance and Special Use Permit and include reference to the Site Development Plan Review (SDR-3235).

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 33 – WVR-3402

MINUTES – Continued:

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the application and concurred with staff's recommendations and the amended condition.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:18))

2-1256

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3119), Variance (VAR-2413) and Special Use Permit (SUP-2414).
2. All City Code Requirements and all City Departments design standards shall be met.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3393 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY ON BEHALF OF RITTER CHARITABLE TRUST - Request for a Special Use Permit FOR A PROPOSED PRIVATE SCHOOL, PRIMARY on property adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

C.C.: 02/04/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as an agent in his firm lives adjacent to the subject site.

To be heard by the City Council on 2/4/2004.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 34 [SUP-3393] and Item 35 [SDR-3391].

DAVID CLAPSADDLE, Planning and Development Department, explained that the site is located in the Cliff Shadows area. The proposed development will be a private school and House of Worship and will include a wedding chapel element and bookstore. The waiver pertains to landscaping along part of the southern portion of the property, which is needed for the building to have a Lied Certification. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 34 – SUP-3393

MINUTES – Continued:

KAREN RICHARDSON, 815 Pilot Road, appeared on behalf of the applicant. She provided a brief explanation of the guidelines of the U.S. Green Building Council Lied Criteria. Based on that criteria, buildings are assessed as to energy conservation or sustainability and is based on a three-level point system. MS. RICHARDSON clarified that no portion of the building will exceed 35 feet in height. MR. CLAPSADDLE, for the record, stated the applicant meets the Residential Adjacency Standards.

TODD FARLOW, 240 North 19th Street, expressed his approval of the proposed project.

ROBERT GENZER, Director of Planning and Development Department, believed this application would be adjacent to and within 1500 feet to another site where there is an approved tavern. While that tavern does not exist today, a special use permit was approved and so that site is eligible for construction of a tavern. MS. RICHARDSON acknowledged MR. GENZER'S statements as correct.

No one appeared in opposition

There was no further discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 34 [SUP-3393] and Item 35 [SDR-3391].

NOTE: All discussion for Item 34 [SUP-3393] and Item 35 [SDR-3391] was held under Item 34 [SUP-3393].

(8:18 – 8:28)

2-1326

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Private School, Primary use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3391).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SDR-3391 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY ON BEHALF OF RITTER CHARITABLE TRUST - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED HOUSE OF WORSHIP AND PRIVATE SCHOOL, PRIMARY on 4.36 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

C.C.: 02/04/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as an agent in his firm lives adjacent to the subject site.

To be heard by the City Council on 2/4/2004.

MINUTES:

NOTE: See Item 34 [SUP-3393] for related discussion.

(8:18 – 8:28)

2-1326

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 35 – SDR-3391

CONDITIONS – Continued:

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a roof or trellis for the proposed trash enclosure as required by the Lone Mountain West Master Plan Design Standards.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the required 6-foot perimeter screening wall. In addition, it shall also be revised so that the number of trees depicted on the landscape table match the number of trees depicted on the landscape plan.
6. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 35 – SDR-3391

CONDITIONS – Continued:

11. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Dedicate 30 feet of right-of-way adjacent to this site for Alexander Road prior to the issuance of any permits.
18. Construct all incomplete half-street improvements on Alexander Road and Cliff Shadows Parkway adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
19. Grant a traffic chord easement at the southwest corner of Alexander Road and Cliff Shadows Parkway adjacent to this site.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 35 – SDR-3391

CONDITIONS – Continued:

20. An update to the master Traffic Impact Analysis for the Lone Mountain West Planned Development must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
22. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0024-99, the required update to the master Traffic Impact Analysis, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3407 - MICHAEL IANNUCILLI ON BEHALF OF MIRCH INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR AUTO DEALER INVENTORY STORAGE adjacent to the south side of Charleston Boulevard, approximately 770 feet west of Rainbow Boulevard (APN: 163-03-501-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 02/04/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - DENIED – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 36 [SUP-3407] and Item 37 [SDR-3404].

GARY LEOBOLD, Planning and Development Department, stated that the applicant proposes an inventory storage use facility on the subject site. Although allowed by the land use and zoning designations, a special use permit is necessary to evaluate each request on a case-by-case basis. Inasmuch as the storage is a stand-alone facility not associated with the dealerships that will utilize the space and because of the proximity to residential uses, staff recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 36 - SUP-3407

MINUTES – Continued:

With regard to the site plan, the applicant proposes to park as many as 312 cars on a paved open surface lot. MR. LEOBOLD stated that although several changes were made to the original site plan to meet code requirements; staff's major objection was the placement of this use in an area with no other auto-related uses except for the applicant's body shop located to the east of the site.

Staff recommended denial of the Site Development Plan Review.

MICHAEL IANNUCCILLI, 8109 Tiara Cove Circle, appeared on behalf of the applicant. Also representing this application was MICHAEL TOMY, 6480 Spring Mountain Road. In response to the applicant's query, ROBERT GENZER, Director of Planning and Development Department, explained that staff reviews applications as a team concept. During the initial review, staff determined that the recommendation would be for denial. Subsequently, it was brought to the Director's attention, only after the correspondence was sent to the applicant indicating a recommendation for approval, that staff had changed their recommendation. MR. GENZER stated that in his capacity as Director, he did not approve the revised recommendation and consequently directed staff to change it back to the original recommendation of denial.

TODD FARLOW, 240 North 19th Street, appeared in opposition to the proposed project stating the location is inappropriate for this use.

SUSAN SABALLO, representing the Torrey Pines/Oakey Association, objected to the proposed auto dealer inventory storage. She noted that the Association has consistently worked with the car dealerships on Sahara and stated that because there is not adequate space to accommodate additional dealerships, they are beginning to move into the neighborhoods.

PAUL O'BANNON, 5710 West O'Bannon Drive, appeared in opposition and agreed with staff's recommendation for denial. He explained that from his property he looks directly at the subject site and stated that this type of use should not be located next to primary residential. MR. O'BANNON stated that he has noticed graffiti on the property and requested the property owner take the responsibility for cleaning it up.

MR. IANNUCCILLI replied that the graffiti is on the Homby Wash wall and not on his property.

COMMISSIONER McSWAIN recalled the action taken on the auto body shop and remembered that the applicant's presentation noted that all repairs would be self-contained and there would be no vehicles parked outside. With this proposal, the applicant would be servicing people in the automotive industry and this could be considered an ancillary use. She stated she would not support the application.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 36 - SUP-3407

MINUTES – Continued:

CHAIRMAN TRUESDELL also recalled that the Commission did vote for denial of the previous application which was subsequently approved. Noting that the surrounding area is primarily residential he agreed that the proposed use is inappropriate for the area.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 36 [SUP-3407] and Item 37 [SDR-3404].

NOTE: All discussion for Item 36 [SUP-3407] and Item 37 [SDR-3404] was held under Item 36 [SUP-3407].

(8:28 – 8:40)

2-1660

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3404 - MICHAEL IANNUCILLI ON BEHALF OF MIRCH INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review, a Reduction in the amount of required perimeter landscaping and a Waiver of the parking lot landscaping standards FOR A PROPOSED AUTO DEALER INVENTORY STORAGE FACILITY on 2.54 acres adjacent to the south side of Charleston Boulevard, approximately 770 feet west of Rainbow Boulevard (APN: 163-03-501-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 02/04/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - DENIED – UNANIMOUS

This is Final Action.

MINUTES:

NOTE: See Item 36 [SUP-3407] for related discussion.

(8:28 – 8:40)

2-1660

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 8, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SUP-3285 - LAS VEGAS BILLBOARDS ON BEHALF OF NEVADA RECYCLING CORPORATION - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN located adjacent to the southeast corner of Highland Drive and Western Avenue (APN: 162-04-703-001), M (Industrial) Zone, Ward 1 (Moncrief).

C.C.: 02/04/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**McSWAIN – APPROVED subject to conditions – UNANIMOUS****To be heard by the City Council on 2/4/2004.****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development department, explained that current use of the property is a car-towing business. The site is designated Light Industrial Research as are the abutting properties. All requirements of Title 19 have been met as is the separation distance of the Code. Staff recommended approval subject to conditions.

VICKY TROY, 528 Goldhill Road, appeared on behalf of the applicant and concurred with staff recommendations.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 38 – SUP-3285

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, asked whether the property was being properly maintained.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:40 – 8:42)

2-2231

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.
2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. Only one advertising sign is permitted per sign face.
5. The entire face-area of both sides of the Off-Premise Advertising (Billboard) Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
6. If the Off-Premise Advertising Sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 38 – SUP-3285

CONDITIONS– Continued:

7. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

8. The proposed billboard shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SUP-3359 - STERLING S DEVELOPMENT ON BEHALF OF QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR PROPOSED PRIVATE STREETS on property adjacent to the northeast corner of Maverick Street and Racel Street (APN: 125-11-704-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

C.C.: 02/04/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – **UNANIMOUS** with **NIGRO** abstaining as his firm is currently in litigation with Sterling S. Development and **McSWAIN** abstaining as her firm is currently doing work for Sterling S. Development

To be heard by the City Council on 2/4/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development department, explained that the applicant proposes a 14-lot subdivision, having a net lot size of 20,000 square feet. He noted that Public Works has identified that Maverick street at some point will need to be vacated. The applicant indicated they will file a Petition of Vacation. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 39 – SUP-3359

MINUTES - Continued

LORA DREJA, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. She stated that the Vacation Application was submitted on 12/29/2003. She concurred with staff recommendations and conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:42 – 8:44)

2-2340

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Private Street use, including the identification of the portion of the site containing the Private Street as a common lot.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
5. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
6. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3367 - DWAYNE A. & DONNA L. GLENN - Request for a Special Use Permit FOR LIVESTOCK FARMING (BOVINES/HORSES) ON 1.04 ACRES where 1.25 acres is the minimum area required at 6265 West Lone Mountain Road (APN: 138-02-501-007), R-E (Residence Estates) Zone, Ward 6 (Mack).

C.C.: 02/04/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 2/4/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development department, briefly summarized this application stating that the applicant's request meet the criteria of the Code. He added that there is an additional criteria that requires the property to be 1.25 acres and the applicant falls slight short of that requirement. MR. CLAPSADDLE speculated that at one time the property did meet the requirement but the expansion of Lone Mountain Road created the hardship.

DWAYNE GLENN, the applicant, 6265 West Lone Mountain Road, concurred with staff recommendations and conditions.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 40 – SUP-3367

MINUTES – Continued:

RICHARD BAINES, 2145 Snow Petal Court, appeared in protest and objected citing odor problems.

COMMISSIONER McSWAIN questioned whether the lot size determines the number of cows allowed or whether the number of cows dictate the size of the lot. MR. CLAPSADDLE explained that 1.25 acres is required regardless of the number of cows in question.

MR. CLAPSADDLE stated that the Planning Department was made aware that a complaint had been lodged against the applicant; however, upon inspection by Code Enforcement, the property was deemed to be properly maintained and very clean.

Looking to the potential of Lone Mountain being widened, CHAIRMAN TRUESDELL asked if further reduction of the applicant's property would be an adversity for him. MR. CLAPSADDLE explained that R-E does allow horses and bovines and the applicant clearly meets the standards of the Code. MR. GENZER further explained that if there is an existing use and the area is reduced below the required acreage, that situation would not necessitate the property owner to come in for a special use permit. However, this situation was probably created as a result of the complaint.

DEPUTY CITY ATTORNEY BRYAN SCOTT pointed out that consideration could be given to the fact that the government took a portion of the applicant's land thereby reducing the total acreage of his property.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:44 – 8:58)

2-2430

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Livestock Farming use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3369 - LAS VEGAS BILLBOARDS ON BEHALF OF MARVIN JAMES SCHIFF TRUST 80 - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2912 Highland Drive, (APN: 162-09-301-001), M (Industrial) Zone, Ward 1 (Moncrief).

C.C.: 02/04/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 2/4/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development department, explained that the location of this use is appropriate and meets the standards of the Code

KAREN RICHARDSON, 815 Pilot Road, appeared on behalf of the applicant and concurred with staff conditions.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 41 – SUP-3369

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:58)

2-3024

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. Only one advertising sign is permitted per sign face.
6. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 41 – SUP-3369

CONDITIONS – Continued:

7. All City Code requirements and design standards of all City Departments shall be satisfied.
8. Conformance to all Minimum Requirements under Title 19.14.100 for an Off-Premise Sign use and other applicable sign requirements.
9. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit, to reflect a minimum 50-foot setback from the center of the Off-Premise Sign to the west property line.

Public Works

10. The proposed 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3394 - LAS VEGAS BILLBOARDS ON BEHALF OF WEST SAHARA ASSOCIATES, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northeast corner of Torrey Pines Drive and Sahara Avenue (APN: 163-02-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 02/04/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - DENIED – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development department, using the overhead indicated the location of the proposed billboard. The use meets the separation distance of the Code. Staff recommended approval subject to conditions.

KAREN RICHARDSON, 815 Pilot Road, appeared on behalf of the applicant and concurred with staff's recommendations and conditions.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 42 – SUP-3394

MINUTES – Continued:

SUSAN SABALLA, 1913 Eliminator Street, representing the Torrey Pines/Oakey Central Neighborhood Association, appeared in opposition stating that the proposed billboard borders a shopping center at an intersection that is very well maintained and does not warrant additional billboards.

TODD FARLOW, 240 North 19th Street, stated his objection to the proposed billboard.

COMMISSIONER McSWAIN agreed that the proposed billboard is inappropriate for the area seeing as there is adequate signage already existing in the area. She could not support the proposal.

CHAIRMAN TRUESDELL concurred.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:58 – 9:02)

2-3143

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-3395 - THREE PEAKS INVESTMENTS - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Industrial Road, approximately 295 feet north of Utah Avenue (APN: 162-04-607-019), M (Industrial) Zone, Ward 1 (Moncrief).

C.C.: 02/04/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 2/4/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated on the overhead that the proposed billboard is located in an industrial area and meets the separation distance from existing billboards and buffering distance from the freeway. Staff recommended approval subject to conditions.

MARK SABRAW, 2756 North Green Valley Parkway, appeared on behalf of the applicant and concurred staff's recommendations and conditions.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 43 – SUP-3395

MINUTES – Continued:

CHAIRMAN TRUESDELL asked the applicant whether exposure to traffic is considered in determining an appropriate site for a billboard. MR. SABRAW replied affirmatively. COMMISSIONER EVANS asked whether a period of review was needed considering the projected monorail planned for the area.

Noting the freeway buffer area, COMMISSION DAVENPORT questioned whether the sign narrowly misses that area by being set back. MR. LEOBOLD explained that the sign is backed off slightly and would be subject to the 750-foot distance separation.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:02 – 9:06)

2-3366

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.
2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 43 – SUP-3395

CONDITIONS – Continued:

5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
6. Only one advertising sign is permitted per sign face.
7. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
8. All City Code requirements and design standards of all City Departments shall be satisfied.
9. Conformance to all Minimum Requirements under Title 19.14.100 for an Off-Premise Sign use and other applicable sign requirements.

Public Works

10. The proposed 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3403 - CHICAGO PIZZA & BREWERY INC. ON BEHALF OF HOWARD HUGHES CANYON POINTE Q4, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB adjacent to the northwest corner of Pavilion Center Drive and Charleston Boulevard (APN: 137-36-414-004), P-C (Planned Community) Zone, Ward 2 (L. B. McDonald).

C.C.: 02/04/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as his daughter resides in the notice area.

To be heard by the City Council on 2/4/2004.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the use meets the standards for a supper club use and the separation distance from protected uses. There is adequate parking throughout the site. The request was reviewed by the Summerlin Review Committee and received approval.

GREG LYNDY, 16162 Beach Boulevard, appeared on behalf of the applicant and accepted staff conditions.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 44 – SUP-3403

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(9:06 – 9:07)

2-3562

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Supper Club use.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Conformance to the Conditions of Approval for Rezoning (Z-0135-93) and Summerlin Development Plan Review (SV-0001-02).
4. The site plan shall be revised, prior to the issuance of any permits, to show that the five handicap spaces adjacent to the proposed building on the site plan now meet Code requirements for adequate apron areas on either side of the handicap spaces, and to show that the trash enclosure area is roofed in accordance with Code requirements.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
9. Site development to comply with all applicable conditions of approval for The Arbors at Summerlin Village 11/12 Unit 2C Lot 7 Commercial Subdivision and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3405 - FAMILY AND CHILD TREATMENT OF SOUTHERN NEVADA ON BEHALF OF FURBER DEVELOPMENT - Request for a Special Use Permit FOR A PROPOSED SEX OFFENDER COUNSELING FACILITY at 1050 South Rainbow Boulevard (APN: 138-34-820-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 02/04/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions and amending Condition 3 as follows:

3. Any treatment other than Tier 1 or Tier 2 offenders shall require the submittal of a new Special Use Permit application.

– Motion carried with GOYNES voting No.

To be heard by the City Council on 1/21/2004.

NOTE: CHAIRMAN TRUESDELL disclosed that he worked for Primary Bank as a consultant when the space was leased to this organization twenty years ago. Having had no discussion with anyone from this organization, it would not impact upon his ability to vote on this matter.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 45 – SUP-3405

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, suggested that based on the outcome of this application, it be fast tracked to the 1/21/2004 City Council. He explained that attached to the backup is a copy of a City Ordinance that requires a special use permit for any sex-offender counseling facility in a C-1 zoning district. Additionally, a detailed chart describing a Tier I/II/III offender was included for informational purposes. MR. CLAPSADDLE noted that the applicant has stated that only Tier I and Tier II offenders would be treated at this facility.

MR. CLAPSADDLE clarified that the facility is designed for counseling services only and there is no shelter or medical services available. The applicant has also provided information pertaining to hours of operation for treatment of patients.

ATTORNEY MICHAEL RASMUSSEN, 7401 West Charleston, along with VICTORIA GRAFF, 1015 South Rainbow Boulevard, appeared on behalf of the applicant. ATTORNEY RASMUSSEN acknowledged there would be opposition to the proposal but noted that there are citizens present who wish to speak in favor of the organization.

MS. GRAFF explained that the Family and Child Treatment Facility has been in operation since 1984 providing services to children and families in the Las Vegas area. She emphasized that the main purpose of the facility is to serve children, individuals and families who have been victimized through child abuse, neglect and family violence. Also available is sex-offender treatment to Tier I and Tier II offenders. She noted that since the program was established, there have been no incidents of violence or disruption at the Center.

The following speakers opposed the proposed Counseling Facility and a condensed recap of their comments are noted below: NORA BERG, 2610 Pomona Drive; DOTTIE SILVER, 1916 South Torrey Pines Drive; SUSAN SABALLA, Torrey Pines/Oakey Central Neighborhood Association; JUANITA CLARK, Charleston Neighborhood Association; JUNE ENGLAND, Charleston Neighborhood Association (relinquished time to previous speaker); and PAUL O'BANNON, West O'Bannon Drive.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 45 – SUP-3405

MINUTES – Continued:

Speakers in opposition recommended denial of the special use permit stating that there are schools in close proximity to the proposed facility. They argued that having these offenders pass the schools would subject children, parents and teachers to unnecessary risks. Staff was questioned as to what constitutes an annual review by the Planning Commission and who would be responsible for monitoring the facility, alleging that the Treatment Center is secretive as far as the services they provide. Not having received any notification regarding the proposed facility, residents were troubled at discovering that this proposed use was being considered. MAYOR OSCAR GOODMAN and COUNCILWOMAN JANET MONCRIEF were contacted, when it was expressed that the City was unaware that sex-offenders would be receiving treatment at the facility. A number of speakers indicated on the overhead, the location of the Counseling Facility to adjacent apartments, a dance studio, schools, churches and the Opportunity Village. One gentleman stated this is not the proper location for such a facility.

Speaking in favor of the proposed Counseling Facility were OFFICER NADINE DONNELLY, with the Department of Parole and Probation; TODD FARLOW, 240 North 19th Street, and OFFICER DEBRA WORTHINGTON, Department of Parole and Probation. OFFICER DONNELLY attested to the types of services provided including the supervision of approximately 500 plus sex offenders. She explained that sex offenders are assessed and ranked by the Sex Offender Registration Unit, located in Carson City. Each case is based on the seriousness of the crime, past history of the offender, chances of reoccurrence and the injury done to the victim. Only Tier I and II sex offenders receive counseling as compared to Tier III offenders who are incarcerated. OFFICER DONNELLY commended the staff at the Counseling Facility for their professionalism and emphasized that their major concern is to ensure public safety. MR. FARLOW spoke on behalf of the facility but was very critical of the Police Department and the handling of some of the sex offender cases. OFFICER WORTHINGTON commended the Family and Child Treatment Center. She noted that information regarding the category of a sex offender is not privileged. She emphasized that the community needs to understand that this facility requires a sex offender to comply with every aspect of the program including curfews, strict guidelines, and counseling or as a consequence will be sent to prison.

ATTORNEY RASMUSSEN clarified that prior to 2003 with the enactment of the City Ordinance, no special use permit was required. However, when advised of the need for a special use permit, every effort was taken to comply. He closed by stating that this is a permitted use, it is appropriate for the location and zoning and asked for approval.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 45 – SUP-3405

MINUTES – Continued:

Responding to various questions, MS. GRAFF provided the following information: she noted that she knows of only one offender who committed an offense during the course of treatment; she clarified that risk assessments are conducted but knows of individuals that have been misjudged to be less of a risk than they actually were. MS. GRAFF stated that each offender is required to sign a confidentiality statement. Without that document, the individual is refused counseling, because it does not enable the facility to communicate with the Courts and the Probation Department.

COMMISSIONER McSWAIN referenced the consistent occurrence of sex offenses. Having sat on a similar board, COMMISSIONER McSWAIN commented on the disclosure of an individual's Tier I or Tier II classification despite the fact that an offender is seeking to get help. MS. GRAFF added that with regard to a Tier III offender, notification to the community is done by Metro to the immediate homes in the community that the offender resides. COMMISSIONER McSWAIN emphasized that her concern dealt mainly with the structure of the program.

COMMISSIONER GOYNES opined that he often wondered why facilities are placed in districts that are surrounded by residential, schools and churches. Knowing full well the benefits of providing positive and constructive programs, he questioned why a counseling facility could not be better situated next to a prison site. He stated he would not support this proposal specifically because it would be an imposition to residents who have made lifetime investments in their community.

COMMISSIONER EVANS understood the issue has to do with location, however, he did agree with the purpose of the facility and was gratified that the Treatment Center has a program that provides counseling in a structure environment.

COMMISSIONER DAVENPORT asked for more clarification of the Tier I and Tier II classifications. MS. GRAFF explained that usually the offenders in those two categories have not committed violent offenses and are treatable.

COMMISSIONER NIGRO stated that the credibility of the Treatment Center is extremely important as is the location of the facility. He stated that he is familiar with a similar program run by the County that dealt with youth and was located in the same building as his firm and just adjacent to his office. After much skepticism, inquiries were made to other landlords and the end result was an agreement to lease to the County that produced no adverse situations.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 45 – SUP-3405

MINUTES – Continued:

CHAIRMAN TRUESDELL acknowledged that the applicant runs a well-respected organization that has over the years operated without incidents in locations considered sensitive areas. Based on that summation, he felt comfortable that the proposed site is an appropriate location.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: The meeting Recessed at 9:49 P.M.

(9:06 – 9:49)

2-3683/3-1

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. This use shall be subject to a one year review at a public hearing by the Planning Commission and City Council.
3. Any treatment other than Tier 1 or Tier offenders shall require the submittal of a new Special Use Permit application.
4. The facility shall adhere to business hours Monday through Saturday, 8:00 to 5:00 pm, with treatment available until 8:00 pm.
5. Conformance to all applicable regulatory criteria of Federal, State and local agencies.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3413 - AMERICAN TITLE LENDERS, LIMITED LIABILITY COMPANY ON BEHALF OF THE BELZAR PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN at 2300 North Rainbow Boulevard, Suite 110 (APN: 138-23-110-041), U (Undeveloped) Zone [SC (Service Commercial) General Plan designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 02/04/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT - DENIED – Motion carried with TRUESELL and NIGRO voting No.

This is Final Action.

MINUTES:

CHAIRMAN TRUESELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that this is a permitted use in the Limited Commercial Zoning District with a special use permit. The proposed project will be a tenant improvement with adequate parking to meet the needs of the use and meets the standards of the Code. If approved, MR. LEOBOLD clarified that there will be three auto-title uses permitted.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 46 – SUP-3413

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, was concerned whether a saturation issue existed.

Seeing as no applicant was present, DEPUTY CITY ATTORNEY BRYAN SCOTT stated that the item could be held in abeyance for thirty days or a motion could be made for denial. ROBERT GENZER, Director of Planning and Development Department, explained that tabling this item would require re-notification.

For the record, COMMISSIONER NIGRO stated he would vote against the denial believing there might be an issue that prevented the applicant from being present.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: The meeting resumed at 10:08 P.M.

(10:08 – 10:09/10:20 – 10:25)

3-1795/3-2328

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3361 - WELLES-PUGSLEY ARCHITECTS, LIMITED LIABILITY PARTNERSHIP ON BEHALF OF DESERT LINCOLN-MERCURY, INC. - Request for a Site Development Plan Review FOR A PROPOSED 3,358 SQUARE-FOOT ADDITION TO AN EXISTING AUTO REPAIR SHOP, MAJOR and a Waiver of required building separation from parking areas on 7.61 acres adjacent to the northeast corner of Duneville Street and Sahara Avenue (APN: 163-01-405-001 thru 03), C-2 (General Commercial) Zone; R-E (Residence Estates) and U (Undeveloped) Zones [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) and P-R (Professional Office and Parking) Zones, Ward 1 (Moncrief).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that this is an addition to an existing major auto repair shop and considered an accessory use. There will be nine service bays and detached from the existing shop. MR. LEOBOLD detailed the parking, location, access and landscaping. With regard to the landscape buffer waiver, staff determined it is appropriate. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 47 – SDR-3361

MINUTES – Continued:

WADE SIMPSON, 2480 East Tompkins, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

TODD FARLOW, 240 North 19th Street, asked if a similar application came before the Commission.

COMMISSIONER McSWAIN asked if the additional bays would face Via Olivera. MR. LEOBOLD stated that is correct but would be quite a distance away and separated by a block wall and landscaping. She preferred that the bays face the opposite direction. MR. SIMPSON stated that they would be backing up to the existing bays and not possible to redirect them.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(10:09 – 10:14)

3-1851

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all applicable Conditions of Approval for all previous site related actions.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. Minimum 24-inch box trees spaced 30 feet on center shall be planted within the existing landscape planter along the full length of Duneville Street prior to the approval of a Certificate of Occupancy. Landscaping shall be maintained and replaced as necessary to ensure continual compliance.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 47 – SDR-3361

CONDITIONS – Continued:

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 47 – SDR-3361

CONDITIONS – Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

12. Coordinate with the Traffic Engineering Representative in Land Development to redesign the temporary roadway closures at Duneville Street and Westwind Road.
13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
14. Site development to comply with all applicable conditions of approval for Z-0048-87 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 8, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:****SDR-3381 - HUFFMAN BUILDERS WEST ON BEHALF OF NORMAN F. WOODS -**

Request for a Site Development Plan Review and Waivers of the perimeter and parking lot landscaping standards and other Commercial Development Standards FOR A PROPOSED 10,205 SQUARE-FOOT, SINGLE-STORY OFFICE COMPLEX on 0.88 acres adjacent to the northeast corner of Lake Sahara Drive and Lake East Drive (APN: 163-08-601-001), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

P.C. FINAL ACTION**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****RECOMMENDATION:**

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**McSWAIN – APPROVED subject to conditions – UNANIMOUS****This is Final Action.****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the access will be from Lake Sahara Drive and Lake East Drive and shared by the three commercial lots in that area. Parking is also shared. The requested landscape waiver is appropriate and the waiver to place buildings at the front yard setback is also appropriate. Staff recommends approval subject to conditions.

CLAIRE STEWART, 6325 Darvey Lane, appeared on behalf of the applicant and concurred with all conditions. He asked staff to clarify Condition 13.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 48 – SDR-3381

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant will be required to meet with Fire Services and they would identify and explain all requirements.

TODD FARLOW, 240 North 19th Street, stated that a similar problem occurred at the City Council meeting that dealt with a Walgreens Store that was disapproved of at the Planning Commission. Subsequently the applicant revised the site plan before going to the City Council and the redesign was absolutely beautiful. He felt the same should be applied to this application.

DR. MARK GUIDANCE, Guidance Properties LLC, adjoining owner of the parcel to the east of the proposed building. He congratulated the property owners for following through with the proposed development but asked whether having the parking surrounding the building would be adequate versus moving the building back to the perimeter of the site. MR. STEWART explained that the parking was designed to accommodate ADA requirements and taking into consideration the slope of the lot.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:14 – 10:20)

3-2048

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development, including the requested waivers shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
3. Conformance to the Conditions of Approval for Rezoning (Z-0113-87).
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the 36-inch Holly Oak spaced 20 feet on center and a minimum of four five-gallon shrubs for each tree within provided planters along Lake East Drive and Lake Sahara Drive.
5. Trash enclosures shall be roofed using materials similar to those of the primary buildings on the site.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 48 – SDR-3381

CONDITIONS – Continued:

6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Fugitive lighting shall not be created on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 48 – SDR-3381

CONDITIONS – Continued:

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3386 - FM PARKING FACILITIES, LIMITED LIABILITY COMPANY ON BEHALF OF JERRY J. KAUFMAN, ET AL - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Transportation and Parking Standards FOR A COMMERCIAL PARKING LOT (VALET) on 0.97 acres located at 601 South Casino Center Boulevard (APN: 139-34-311-058 through 063), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 2/12/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the applicant submitted a letter requesting the application and waiver be held to the 2/12/2004 Planning Commission meeting.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:21)

1-386

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3364 - AQUASCAPE POOLS ON BEHALF OF 1901 RAINBOW, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED OUTDOOR DISPLAY AREA on a portion of 0.69 acres at 1911 South Rainbow Boulevard, (APN: 163-03-703-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

GARY LEOBOLD, Planning and Development Department, pointed out that the building is a non-conforming building because it does not meet the side yard setback. It does, however, meet requirements of Title 19 pursuant to existing non-conforming buildings.

JULIO SCHEMBARI, 1911 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff's recommendations and conditions.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 50 – SDR-3364

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

(10:25 – 10:26)

3-2542

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit to reflect the addition of five regular parking spaces.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 50 – SDR-3364

CONDITIONS – Continued:

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
16. Site development to comply with all applicable conditions of approval for Z-12-87 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TXT-3357 - CITY OF LAS VEGAS - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code relative to Commercial Units and Commercial Shopping Facilities: Title 19.04.010, Table 2 "Land Use Tables"; Title 19.04.040(C), "Conditions"; Title 19.10.010(F), Table 1 "On-Site Parking Requirements"; and Title 19.20.020, "Words and Terms Defined."

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends NO RECOMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be sent to the City Council in Ordinance Form.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, stated the proposed amendment provides definition for Swap Meet facilities. Specifically, the amendment addressed the requirement for a Special Use Permit in the C-1 (Limited Commercial) and C-2 (General Commercial) districts and will required a Conditional Use Permit in the C-M (Commercial/Industrial) and M (Industrial) districts. She added that the special use permit requirement allows for neighborhood review for this type of use to move in, usually to an existing building having a single use.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 51 – TXT-3357

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:26 – 10:29)

3-2599

CONDITIONS:

- Title 19.04.010, Table 2 "Land Use Tables," is hereby amended to include the following:

| RESIDENTIAL | | | | | | | | | | | | PERMITTED USES | COMMERCIAL | | | | | | INDUSTRIAL | | |
|-------------|---------|---------|---------|---------|----------|---------|---------|---------|---------|----------|-----------|---|------------|---------|---|---------|----------|----------|------------|----------|----------|
| U | R- A | R- E | R- D | R- 1 | R- CL | R- 2 | R- 3 | R- 4 | R- 5 | R- MH | R- MHP | RETAIL & PERSONAL SERVICES CONT. | P- R | N- S | O | C- D | C- 1 | C- 2 | C- PB | C- M | M |
| | | | | | | | | | | | | <u>Swap Meet</u> | | | | | <u>S</u> | <u>S</u> | | <u>C</u> | <u>C</u> |

- Title 19.04.040(C), "Conditions," is hereby amended as follows:

SWAP MEET [C-M, M]

- No outdoor display, sales or storage of any merchandise or equipment shall be allowed, except as permitted upon approval of a Temporary Commercial Permit.
- No repair, installation or service work is permitted in any open area outside of an enclosed building.
- All temporary signage shall be approved in accordance with the requirements of Title 19.14 of the Las Vegas Municipal Code.
- The uses shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 51 – TXT-3357

CONDITIONS – Continued:

3. Title 19.04.050(B), "Minimum Requirements," is hereby amended as follows:

SWAP MEET [C-1, C-2]

1. No outdoor display, sales or storage of any merchandise or equipment shall be allowed, except as permitted upon approval of a Temporary Commercial Permit.
 2. No repair, installation or service work is permitted in any open area outside of an enclosed building.
 3. All temporary signage shall be approved in accordance with the requirements of Title 19.14 of the Las Vegas Municipal Code.
 4. The uses shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
4. Title 19.10.010(F), Table 1 "On-Site Parking Requirements," is hereby amended as follows:

| RETAIL, PERSONAL, COMMERCIAL & BUSINESS SERVICES AND AUTO-RELATED | |
|---|--|
| <u>Swap Meet</u> | <u>One space for each 175 sf of gfa.</u> |

5. Title 19.20.020, "Words and Terms Defined," is hereby amended as follows:

Swap Meet. A congregation of vendors, dealers, sellers or traders who rent, lease, purchase or otherwise obtain a sale area from an operator for the purpose of selling, bartering, exchanging or trading articles of personal property whether they be new or used, where the aggregate value of all such property exceeds the amount of one thousand dollars (\$1,000.00).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TXT-3661 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19.04.050(C) to add "beer/wine/cooler art event" to locations of facilities where Special Use Permit requirements do not apply.

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED – UNANIMOUS

To be sent to the City Council in Ordinance Form.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained the purpose of this application was to create a specific type of business license. The issue evolves around allowing the sale of certain beverages during specific events where a Special Use Permit was not required. She added that staff received four letters of approval.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 52 – TXT-3661

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:29 – 10:30)

3-2717

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

DIR-3451 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY -

Request for a Development Agreement for the Cliff's Edge Development on approximately 1,150 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), Ward 6 (Mack).

CC: 02/04/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED – UNANIMOUS

To be heard by the City Council on 2/4/2004.

MINUTES:

NOTE: See Item 12 [ZON-3241] for related discussion.

(6:25 – 6:37)

1-512

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

DIR-3572 - MONTECITO COMPANIES ON BEHALF OF CENTENNIAL 95 LIMITED PARTNERSHIP, AUZRE SOUTH, INC. AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR AN APPROVED RETAIL CENTER on 14.16 acres adjacent to the northwest corner of Tenaya Way and Azure Drive, and on 16.66 acres on the south side of Azure Drive between Tenaya Way and approximately 520 feet east of Rancho Drive/US 95 (APN: 125-27-113-001 and 002; 125-27-222-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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| 0 |
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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions and amending Condition 2 as follows:

2. *The applicant shall work with Planning and Development Department staff to determine satisfactory locations for the two proposed 24-foot pylon signs along Tenaya Way, to minimize the visual impact on existing residences in the area.*

– UNANIMOUS

This is Final Action.

NOTE: CHAIRMAN TRUESDELL disclosed that he has in the past abstained on items related to Montecito Companies because other properties that they own are located in the notice area where properties represented by his firm are located. This does not affect any of those properties so he would vote on this item.

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 54 – DIR-3572

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained the proposal is for a commercial center on the north and south side of Tenaya Way and Azure Drive. Reviewing the Master Sign Plan, one 40-foot pylon sign, five 24-foot pylon signs and twelve 8-foot monument signs with all signs limited to 15% of the building elevations. He added that all signs were reviewed and approved by the Centennial Hills Architectural Review Committee (CHART). Due to the unique layout of the site, several waivers are required. Staff recommended approval subject to conditions.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Using the overhead, she indicated the area for the southeast portion of Town Center. She disagreed with Condition 2, requiring the removal of signs on Tenaya Way. She stated that Tenaya Way is a 90-foot loop road that ties in all commercial around Town Center. Given the elevation of the building, she felt the two 24-foot pylon signs are reasonable and appropriate in this location.

COMMISSIONER DAVENPORT stated that Tenaya Way is a busy street and guessed that any modification to Condition 2 with regard to the relocation of to the two signs will eventually come back to the Planning Commission.

CHAIRMAN TRUESDELL, noting that there is 30-feet on the south side of parcel, asked whether the sign could be moved farther north, closer to Azure Way, to be out of the visibility of the nearest residential. ATTORNEY LAZOVICH replied affirmatively.

MATT WERNER, the applicant, Montecito Companies, 6600 West Charleston Boulevard, stated he would be willing to work with staff regarding the proper location for the two signs in question.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:30 – 10:38)

3-2808

PLANNING COMMISSION MEETING OF JANUARY 8, 2004
Planning and Development Department
Item 54 – DIR-3572

CONDITIONS:

Planning and Development

1. Conformance to the sign elevations and site plan, except as amended by conditions herein.
2. The two pylons signs shown on Tenaya Way shall be relocated to Azure Way, and shall be replaced with eight-foot tall monument signs. A modified Master Sign Plan reflecting this change shall be submitted to the Planning and Development Department for review and approval.
3. All signage shall have proper permits obtained through the Building and Safety Department.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 8, 2004

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

CHAIRMAN TRUESDELL reiterated that the Planning Commission meeting of 1/22/2004 will commence at 5:00 p.m. and will include a very lengthy agenda.

(10:38)

3-3318

ROBERT GENZER, Director of Planning and Development Department, apprised everyone of the recent passing of GLADYS FEIN. MR. GENZER explained that MS FEIN was widely known to everyone at City Hall and recognized for her numerous appearances at both the Planning Commission and the City Council as she represented the interest of her neighborhood in the northwest part of the City. MR. GENZER extended condolences on behalf of himself and his staff to MS. FEIN'S husband, CONIN, her daughter LYNN and the rest of her family members.

(10:38 –10:40)

3-3395

TODD FARLOW, 240 North 19th Street, reminded everyone that the Sustainable Architecture Lectures begin on February 8, 2004.

(10:41)

3-3407

MEETING ADJOURNED AT 10:41 P.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK